167.0	0004	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,300 / 718,300
					USE VALUE:	718,300 / 718,300
					ASSESSED:	718,300 / 718,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURKE JAMES D/DEBORAH L
Owner 2:	
Owner 3:	
Street 1:	50 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WYMAN JENNIE G -
Owner 2:	-
Street 1:	50 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 1446 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6741.000	282,700		435,600	718,300
Total Card	0.155	282,700		435,600	718,300
Total Parcel	0.155	282,700		435,600	718,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.75 /Parcel: 496.75

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110855

GIS Ref

GIS Ref

Insp Date 10/06/18

!12953!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 167.0-0004-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	282,700	0	6,741.	435,600	718,300		Year end	12/23/2021
2021	101	FV	274,200	0	6,741.	435,600	709,800		Year End Roll	12/10/2020
2020	101	FV	274,200	0	6,741.	435,600	709,800	709,800	Year End Roll	12/18/2019
2019	101	FV	221,100	0	6,741.	435,600	656,700	656,700	Year End Roll	1/3/2019
2018	101	FV	220,700	2300	6,741.	385,800	608,800	608,800	Year End Roll	12/20/2017
2017	101	FV	220,700	2300	6,741.	323,600	546,600	546,600	Year End Roll	1/3/2017
2016	101	FV	220,700	2300	6,741.	323,600	546,600	546,600	Year End	1/4/2016
2015	101	FV	215,300	2300	6,741.	280,000	497,600	497,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:52:10

LAST REV

Date	Time
10/12/18	09:23:35
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12953

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WYMAN JENNIE G	47167-541		3/27/2006		480,000	No	No		
	15395-138		1/1/1984		99	No	No		A

USER DEFINED

Prior Id # 1:	110855
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/12/2018	36	Inter Fi	30,000	C				
4/26/2013	610	Manual	3,000	C				
6/13/2011	570	Manual	995					REMOVE SHED

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
6/17/2013	Info Fm Prmt	EMK	Ellen K
10/21/2008	Meas/Inspect	345	PATRIOT
12/13/1999	Meas/Inspect	163	PATRIOT
7/12/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6741		Sq. Ft.	Site		0	70.	0.92	8									435,560						435,600	

Total AC/HA:	0.15475	Total SF/SM:	6741	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	435,560	Spl Credit		Total:	435,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	173.710
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409714
Depreciation:	127011
Depreciated Total:	282703

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

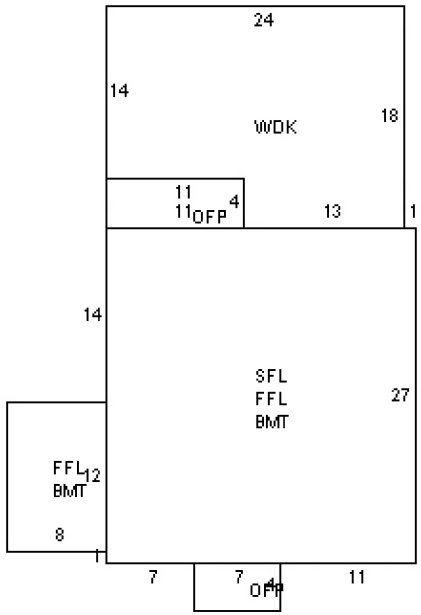
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	191.08
Special Features:	0	Val/Su Net:	105.60
Final Total:	282700	Val/Su SzAd	195.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	771	52.110	40,179
FFL	First Floor	771	173.710	133,931
SFL	Second Floor	675	173.710	117,254
WDK	Deck	388	8.490	3,294
OFP	Open Porch	72	39.010	2,809

Net Sketched Area:	2,677			Total:	297,467
Size Ad	1446	Gross Area	2677	FinArea	1446

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0004-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2018	0.00	T	1	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc